

PLANNING AND ZONING COMMISSION
5:30 P.M. – AUGUST 6, 2003
COUNCIL CHAMBERS
2ND FLOOR, CHANDLER PUBLIC LIBRARY
22 S. DELAWARE STREET

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single “consent” motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

Minutes of the regular meetings of July 2 and July 16, 2003.

5. ACTION ITEMS:

A. DVR03-0010 REZZONICO DAIRY (HOMESTEAD PARK)

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for an 83-lot single-family residential subdivision with Preliminary Development Plan (PDP) on approximately 22.1 acres located at the southeast corner of Germann Road and Arrowhead Road.

B. * PDP02-0009 PASEO TRAIL PARCEL D (GREYSTONE HOMES)

Request Preliminary Development Plan approval for housing product for an approximately 136-lot single-family residential subdivision on approximately 41 acres. This property is located east of the northeast corner of Queen Creek Road and Gilbert Road.

C. * PDP03-0008 SUN GROVES PARCEL 13 (TAYLOR-WOODROW)

Request Preliminary Development Plan approval for housing product for an approximately 126-lot single-family residential subdivision on approximately 46 acres. This property is located southeast corner of Val Vista Road and Doral Drive.

D. * UP03-0007 YUCCA SPRINGS ASSISTED LIVING

Request Use Permit approval for the provision of adult care services within their home located at 674 N. Yucca Street.

E. * UP03-0017 DRIVERS CORPORATION

Request Use Permit approval to continue the operation of an event vehicle rental and resale business within an I-1 zoned district for property located at 4143 W. Jupiter Way.

F. * UP03-0021 PERFORMANCE AUTO SALES

Request Use Permit approval to continue the operation of a motor vehicle sale and service business in an I-2 zoned district for property located at 6700 W. Chicago Street, Suite 7.

G. * UP03-0023 GEM MICROELECTRONIC MATERIALS

Request Use Permit approval for warehousing, blending, packaging, and distribution of chemicals in an I-2 zoned district for property located at 6760 W. Chicago Street.

H. * DVR03-0019 BIAGIO (VILLAGE AT WILDTREE)

Request action on the existing PAD (Planned Area Development) zoning to extend the two year conditional schedule for development, remove, or determine compliance with the two year schedule for development or to cause the property to revert to the former AG-1 (Agricultural) zoning classification. The existing PAD zoning is for a mix of uses including commercial retail, office, and multi-family residential located on approximately 21 acres. The property is located at the northeast corner of Rural Road and Chandler Boulevard.

I. PDP03-0014 BIAGIO (VILLAGE AT WILDTREE)

Request to amend an existing Preliminary Development Plan for the pharmacy and multi-family uses and minor site improvements for a mixed-use development located at the northeast corner of Rural Road and Chandler Boulevard.

J. DVR02-0044 SAN TAN PLAZA PHASE II (WAL-MART SUPERCENTER)

Request to rezone approximately 24 acres from PAD (Residential) to PAD (Large Single Use Retail) along with a PDP (Preliminary Development Plan) for San Tan Plaza Phase II and amend the existing PDP for San Tan Plaza Phase I. The property is located at the northwest corner of Arizona Avenue and Willis Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting August 20, 2003 at 5:30 P.M. in the Council Chambers, 2nd Floor, Chandler Public Library, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, AUGUST 6, 2003 AT 4:00 P.M. IN THE CITY OF CHANDLER COUNCIL CHAMBERS, 2ND FLOOR, CHANDLER PUBLIC LIBRARY, 22 S. DELAWARE STREET, CHANDLER, ARIZONA.